

NORTH SALT LAKE CITY
PLANNING COMMISSION MEETING
MAY 12, 2015

FINAL

Chairman Robert Drinkall called the meeting to order at 6:29 p.m. and welcomed those present.

PRESENT: Commission Chairman Robert Drinkall
Commissioner Kim Jensen
Commissioner Lisa Watts Baskin
Commissioner Stephen Garn
Commissioner Kent Kirkham
Council Member Ryan Mumford

EXCUSED: Commissioner Ted Knowlton

STAFF PRESENT: Ken Leetham, Assistant City Manager and Community and Economic Development Director; Ali Avery, City Planner; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Wesley Johnson, Menlove Auto, LLC.

1. PUBLIC COMMENTS

There were no public comments.

2. CONSIDERATION OF A SITE PLAN FOR A BUILDING EXPANSION FOR WEST RECON CONSTRUCTION LOCATED AT APPROXIMATELY 405 NORTH 400 WEST. WES JOHNSON-MENLOVE AUTO, LLC, APPLICANT

Ali Avery reported that the applicant is proposing a 16,000 square foot addition to their existing building located at 405 North 400 West. This site plan was tabled at the April 28th Planning Commission meeting as the applicant was unable to meet the current building standards at that time. The City Council has since adopted building code amendments regarding nonresidential design standards with the change that buildings which are visible from public rights-of-way must now meet the building design standard requirements. Even though the proposed addition is not visible from the public right-of-way the applicant is planning to construct the building with a 4' high wainscot which exceeds the requirements of the newly adopted code amendments. The Development Review Committee (DRC) recommends approval of the site plan for West Recon Construction located at 405 North 400 West with no conditions.

Ali Avery commented that the City Council also added language to the code amendments that the design standards would apply to not only any building visible from a public right-of-way but also from pedestrian, bicycle and transit rights-of-way.

Commissioner Baskin asked where the amendments were reflected in the code that the Planning Commission had proposed and the City Council had approved. Ken Leetham replied that they would be reflected in paragraph A of the code amendments.

Council Member Mumford commented that the City Council had discussed public transit corridors and that public view should be considered from this vantage point as well.

Commissioner Kirkham moved that the Planning Commission approve the site plan for West Recon Construction located at 405 North 400 West with no conditions. Commissioner Jensen seconded the motion. The motion was approved by Commissioners Kirkham, Garn, Drinkall, Jensen, Baskin and Council Member Mumford. Commissioner Knowlton was excused.

3. APPROVAL OF MINUTES

The Planning Commission meeting minutes of April 28, 2015 were reviewed and approved.

Commissioner Baskin moved to accept the minutes of April 28, 2015 as amended. Commissioner Garn seconded the motion. The motion was approved by Commissioners Kirkham, Garn, Drinkall, Jensen, Baskin and Council Member Mumford. Commissioner Knowlton was excused.

4. ADJOURN

Chairman Drinkall adjourned the meeting at 6:39 p.m.



Chairman



Secretary